



County Planning Department Hearing

AGENDA

Road Names
Minor Use Permits
Lot Line Adjustments
Administrative Fine Appeals

MEETING DATE: Friday, May 15, 2015

HEARING OFFICER: MATT JANSSEN

MEETING LOCATION AND SCHEDULE

The hearing will be held in the San Luis Obispo County Board of Supervisors Chambers, 1055 Monterey St., Room #D170, County Government Center, San Luis Obispo, CA., on the first and third Fridays of each month. The Board of Supervisors Chambers are located on the corner of Santa Rosa and Monterey Streets.,

Meeting Begins

9:00 a.m.

ALL HEARINGS ARE ADVERTISED FOR 9:00 A.M. THIS TIME IS ONLY AN ESTIMATE AND IS NOT TO BE CONSIDERED AS TIME GUARANTEED. THE PUBLIC AND APPLICANTS ARE ADVISED TO ARRIVE EARLY.

MATTERS TO BE CONSIDERED

PUBLIC COMMENT PERIOD

1. Members of the public wishing to address the Planning Department Hearing Officer on consent agenda items and matters other than hearing items may do so at this time, when recognized by the Hearing Officer. Presentations are limited to three minutes per individual.

CONSENT AGENDA

2. Unless pulled from the consent agenda by the Planning Department Hearing Officer for separate action, the following items will be acted on collectively because individual public hearings were not requested or required pursuant to Land Use Ordinance Section 22.062.050B.4.b. or Coastal Zone Land Use Ordinance Sections 23.02.033b.(2)(ii) and 23.02.033b.(4)(ii):
3. April 10, 2015 PDH Minutes
4. Hearing to consider a request by **ALBERTA A. LEWIS** for a Minor Use Permit (DRC2014-00033) to allow the conversion of an existing 3,600 square foot (sf) building into a wine processing facility (no public tasting and no special events proposed). The winery will produce up to 2,000 cases annually from grapes purchased from off-site vineyards. The project will result in no site disturbance on a 3.25 acre parcel. The proposed property is located within the Commercial Service and Industrial land use categories and is located on the east side of Ramada Drive (at

2490 Ramada Drive) within the community of Templeton. The site is in the North County Planning area, Salinas River Sub area. Also to be considered is the approval of the environmental document. A Class 3 categorical exemption was issued for the project.

County File Number: DRC2014-00033

Supervisory District: 1

Project Manager: Holly Phipps

Assessor Parcel Number: 040-143-004

Date Accepted: January 5, 2015

Recommendation: Approval

5. Hearing to consider a request by **CALIFORNIA STATE PARKS & OCEANO DUNES SVRA** for a Minor Use Permit/Coastal Development Permit (DRC2014-00062) to allow the installation of improvements to comply with the American Disabilities Act which includes the following: 1) Two ADA concrete pre-fabricated restrooms; 2) Five additional ADA parking spaces; 3) Replacement of the kiosk/pay station/fee collection building; 4) A new picnic area to include a shade shelter with picnic tables; 5) Adjust the existing guardrail to provide necessary required ADA parking and access to the proposed picnic area; 6) Installation of 3" to 4" of asphalt overlay of Oso Flaco Lake Road; 7) Replacement of signs required for parking and hours of operation; 8) Installation of informational panels which are to comply with ADA requirements. As a result of development, the proposed project will disturb approximately 40 cubic yards and remove five Willow trees. The project is located at the east end of Oso Flaco Lake Road within the Agriculture and Recreation land use category. The site is in the South County Coastal planning area. California State Parks issued a Categorical Exemption on November 25, 2014.

County File Number: DRC2014-00062

Supervisory District: 4

Project Manager: Megan Martin

APN(s): 092-011-015, -016

Date Accepted: March 22, 2015

Recommendation: Approval

6. Hearing to consider a request by **AT&T / RANDY AVILA** for a Minor Use Permit (DRC2013-00084) to legalize and modify an existing unpermitted unmanned wireless communications facility as follows: a) replace two existing 4' tall panel antennas with four new 6' tall panel antennas at a height of 27'-6" on an existing 43' tall power pole; b) install four new Remote Radio Units (RRUs) on the power pole; c) relocate existing ground equipment to the power pole; and d) install proposed ground equipment within a new 10' x 15' fenced lease area. The proposed project is within the Residential Rural land use category. The existing power pole, which will support the antennas and RRUs, is located within the Highway 1 right-of-way at the intersection with Randy Lane. The proposed lease area is located approximately 200' to the north on an adjacent parcel. The project is located on the Nipomo Mesa in the rural South County planning area. A Class 3 Categorical Exemption (pursuant to CEQA Guidelines 15303) was issued on March 27, 2015 (ED14-200).

County File Number: DRC2013-00084

Supervisory District: 4

Project Manager: Airlin M. Singewald

Assessor Parcel Number: 075-281-040

Date Accepted: February 27, 2015

Recommendation: Approval

HEARING ITEMS

7. Hearing to consider a request by **CHEVRON U.S.A. Inc.** for a Lot Line Adjustment (COAL14-0007) to adjust the lot lines between four parcels of 10.5, 31.2, 83.3, and 552.6 acres. The adjustment will result in four new parcels of 129.3, 143, 201.2, and 204.1 acres. The adjustment proposes building restriction areas for development to avoid prime agricultural soils, steep slopes, and environmentally sensitive areas. The proposed project is within the Agriculture land use category and is located on Toro Creek Road, approximately 1 mile east of Highway 1, between Morro Bay and Cayucos. The site is in the Adelaida planning area. This project is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. It can be seen with certainty that there is no possibility that this project

may have a significant effect on the environment; therefore, the activity is not subject to CEQA [State CEQA Guidelines Section 15061(b)(3)].

County File Number: SUB2013-00053
Supervisory District: 2
Project Manager: Airlin M. Singewald

APN(s): 073-077-034; 073-092-(003, 031, 050)
Date Accepted: December 3, 2014
Recommendation: Approval

8. Hearing to consider a request by **M&R INVESTMENT ONE COMPANY, INC.** for a Minor Use Permit/Coastal Development Permit (DRC2014-00022) to allow for grading and the construction of three (3) new 2-story residences located on three existing parcels totaling approximately 31,300 square feet. The development includes: a 2,600 sq.ft. residence with a 400 sq.ft. garage on merged Lots 3 and 4 (lot area approximately 15,937 sq.ft.); a 3,200 sq.ft. residence with a 400 sq.ft. garage on Lot 5 (lot area approximately 7,827 sq.ft.); and a 3,200 sq.ft. residence with a 400 sq.ft. garage on Lot 6 (lot area approximately 7,537 sq.ft.). The total area of disturbance is approximately 17,500 sq.ft. (approximately 10,000 on-site and 7,500 off-site improvements). The project site is in the Residential Multi-Family and Recreation land use categories.. The project includes placement of approximately 15,610 square feet into an open space easement for habitat protection. The project is located on the northwest corner of Birch Avenue and "E" Street, in the community of Cayucos, in the Estero planning area. The Environmental Coordinator found that the previously adopted Mitigated Negative Declaration is adequate for the purposes of compliance with CEQA. Per State CEQA Guidelines (Sec. 15164(a), Sec. 15162) an Addendum to the adopted Negative Declaration was prepared as the following conditions apply: 1) only minor technical changes or additions are necessary; 2) no substantial changes have been made or occurred that would require major revisions to the Negative Declaration due to either new significant effects or substantial increases in the severity of previously identified significant effects; 3) substantial changes have not occurred with respect to the circumstances under which the project is undertaken; 4) no new information of substantial importance which was not known or could not have been known at the time of the adopted Negative Declaration has been identified. No new mitigation measures have been proposed.

County File Number: DRC2014-00022
Supervisory District: 2
Project Manager: Schani Siong

APN(s): 064-112-022 & 064-112-023
Date Accepted: November 30, 2014
Recommendation: Approve

ESTIMATED TIME OF ADJOURNMENT: 10:00 a.m.

Next Scheduled Meeting: JUNE 5, 2015, in the County Board of Supervisors Chambers, County Government Center, San Luis Obispo, CA.

NICOLE RETANA, SECRETARY
COUNTY PLANNING DEPARTMENT HEARINGS

PUBLIC RECORDS ACT

Supplemental correspondence and other materials for open session agenda items that are distributed to the Planning Department staff within 72 hours preceding the Planning Department Hearing meeting are available for public viewing in the Planning and Building Department located at 976 Osos Street, Room 200. With respect to documents submitted by members of the public to the Planning Department staff during a meeting, the law requires only that those documents be copied by the Clerk after the meeting for members of the public who desire copies. However, as a courtesy to others, it is requested that members of the public bring at least 4 extra copies of documents that they intend to submit to the Planning Department staff during a meeting so that those extra copies can be immediately distributed to all members of the Planning Department staff and other members of the public who desire copies.

DEPARTMENT OF PLANNING AND BUILDING MEETING PROCEDURES

Planning Department Hearings are conducted under the authority of the Hearing Officer. Each item scheduled for public hearing at a Planning Department Hearing will be announced by the Hearing Officer and the hearing will be conducted as follows:

1. The Planning Department staff will present the staff report and recommendation on the matter being heard.
2. The Hearing Officer will open the public hearing and will first ask the project applicant (if any) to present any points they feel the Planning Department Hearings should understand about their proposal.
3. The Hearing Officer will ask other interested persons to present any testimony they wish to give about the proposal being considered.
4. The Hearing Officer will offer the project applicant an opportunity for rebuttal of any testimony against the proposal or to clarify information previously presented.

RULES FOR PRESENTING TESTIMONY

All persons who wish to present testimony to the Planning Department Hearings in a public hearing must observe the following rules:

1. When beginning to speak, first identify yourself and place of residence. This is required for the public record. Planning Department Hearings are tape recorded.
2. All remarks must be addressed to the Hearing Officer. Conversation or debate between a speaker and a member of the audience is not permitted.
3. Please keep your remarks as brief as possible. When a number of speakers wish to testify on the same project, the Hearing Officer may limit the time for testimony to 3 minutes for individuals and 8 minutes for persons representing a group. Focus your testimony on the most important facts you wish to be considered. Avoid duplicating testimony provided by others.
4. Whenever possible, written testimony should be presented as well as oral. Written testimony can be submitted for Planning Department Hearings consideration in advance of the actual hearing date.

APPEALS

If you are dissatisfied with any aspect of an approval or denial of a project, you have the right to appeal this decision to the Board of Supervisors up to 14 days after the date of action, in writing, to the Planning Department. If legitimate coastal resource issues related to our local Coastal Program are raised in the appeal, there will be no fee. If an appeal is filed for an inland project, or for a coastal project with no legitimate coastal issues, there will be a fee set by the current fee schedule. If a fee is required, it must accompany the appeal form. The appeal will not be considered complete if a fee is required but not paid. There must be an original form and original signature, a FAX is not accepted.

Planning Department Hearings decisions may also be appealable to the California Coastal Commission pursuant to Coastal Act Section 30603 and the County Coastal Zone Land Use Ordinance 23.01.043. Exhaustion of appeals at the county is required prior to appealing the matter to the California Coastal Commission. The appeal to the Board of Supervisors must be made to the Planning Commission Secretary, Department of Planning and Building, and the appeal to the California Coastal Commission must be made directly to the California Coastal Commission Office. These regulations contain specific time limits to appeal, criteria, and procedures that must be followed to appeal this action. The regulations provide the California Coastal Commission 10 working days following the expiration of the County appeal period to appeal the decision. This means that no construction permits can be issued until both the County appeal period and the additional Coastal Commission appeal period have expired without an appeal being filed.

Contact the Coastal Commission's Santa Cruz Office at (831) 427-4863 for further information on appeal procedures.

HEARING IMPAIRED: There are devices available for the hearing impaired upon request.

ON THE INTERNET

This agenda may be found on the internet at: <http://www.sloplanning.org> under Quicklinks, Meeting Agendas. For further information, please call (805) 788-2947.